BILL GARRETT, Davidson County
Trans:T20150065760 DEEDWARR
Recvd: 08/07/15 14:04 2 pgs
Fees:13.00 Taxes:1110.00
20150807-0079008

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 300,000.00

Affiant

Subscribed and sworn to before me, this 31st day of July, 2015.

Notary Public

My commission expires: 8-27-2018

BRENDA NORTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
HARPETH ESCROW, LLC
117 TWO MILE PIKE
GOODLETTSVILLE, TN 37072

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Team Richardson Holdings, LLC	New owner	**09314030200**
712 E. Colony Ct.		
Nashville, TN 37221-3987		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

617 Middleton, LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Team Richardson Holdings, LLC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being that portion of Lot No. 81, as shown on the map entitled O. Ewing's Addition to Nashville, fronting 35 feet on Railroad Street, now called Middleton Street, of record as Book 21, page 54, Register's Office for Davidson County, Tennessee. bounded as described as follows:

Beginning at a point on the southern side of Railroad Street, now called Middleton Street, where the alley (that runs in the rear), of the lots fronting on Ewing Avenue intersects said Middleton Street; thence southwardly with said alley 150 feet to a ten foot alley; thence west with said last named alley 35 feet; thence at right angles 150 feet to said last named street; thence east with said street 35 feet to the beginning.

Being the same property conveyed to 617 Middleton, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Iris Properties, LLC, a Tennessee Limited Liability Company, dated 12/29/2014 and recorded on 01/02/2015 in Instrument Number 20150102-0000319, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Iris Properties, LLC, A Tennessee Limited Liability Company, by Warranty Deed from Richard M. Hosto and Wendy M. Hosto, husband and wife, and RWL Properties, LLC, a Tennessee Limited Liability Company, dated 08/15/2013 and recorded on 09/05/2013 in Instrument Number 20130905-0093513, said Register's Office.

Also being the same property conveyed to Richard M. Hosto and wife Wendy M. Hosto and RWL Properties, LLC, by Warranty Deed from Gail Inman Gilliland, Trustee, under the E. F. Inman Revocable Trust, dated 04/14/2003 and recorded on 04/22/2003 in Instrument Number 20030422-0052600.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 617 Middleton St, Nashville, TN 37203.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 31st day of July, 2015.

617 MIDDLETON, LLC

BY: _____

AS: SECRETARY - TREASURER
617 MIDDLETON LLC

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ____ Phillip Katz with whom I am personally acquainted and who upon his/her oath(s) acknowledged himself/herself to be the Secretary - Treasurer of 617 **MIDDLETON, LLC** the within named bargainor, and corporation, and that he/she as such Secretary/Treasurer being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, as its Secretary - Treasurer

Witness my hand, at office, this 31st day of July, 2015.

Brenda Norton
Notary Public

My Commission Expires: 8-27-2018

BRENDA NORTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER